
Wednesday, February 16, 2022
6:00 P.M.

Note from the Clerk: The February 16, 2022 Planning Commission meetings was hosted online using the online Zoom Cloud Meeting platform.

1. CALL TO ORDER

Chair Thompson called the Regular Meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representatives were present:

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO

Christopher Thompson, Chair
Lisa Osborne, Vice Chair
Alisha Meginnis, Commissioner
Denise Stanfield, Commissioner
Larry White, Commissioner
Alan Agundez Castillo, Alternate

COMMISSIONERS EXCUSED

Linda Warren, Commissioner
Blanca Uvari, Commissioner

CITY STAFF PRESENT

Eric Fitzer, Planning Manager
Mary Grace McNear, Deputy City Attorney
Barbara Cason, Administrative Assistant

3. OPENING STATEMENT

Chair Thompson read the Opening Statement.

4. APPROVAL OF MINUTES

a. January 19, 2022

Commissioner Osborne moved to approve the January 19, 2022 minutes as presented; Commissioner White seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

5. PUBLIC HEARING ITEMS

a. **ASCEND AT AVONDALE – REZONE – (APPLICATION PL-21-0267)**

Eric Fitzer, Planning Manager, stated that the purpose of today's presentation is review a proposed rezone for the proposed Ascend at Avondale development, conduct a public hearing, and forward a recommendation to the City Council. Site attributes, location and surrounding uses were reviewed. The site is located adjacent to mini storage and the water treatment facility. Across the street is the City of Litchfield Park Commercial and multi-family (Maricopa County). South of the site is medium density residential. Across the street is a church use as well as Commercial (C-2) uses to east side of site.

The General Plan designation is Mixed Use. Zoning is Palm Valley Planned Area Development. The parcel is approximately 40 acres, vacant. The request is to rezone from Palm Valley PAD (Planned Area Development) Commercial to Ascend Planned Area Development (PAD) Commercial and residential. The Residential portion is named "Prose at Ascend," a 432-unit multi-family apartment project. There is a single-family component, "The Villas at Ascend," a 125-unit for sale townhome project. The Commercial aspect is named "The Shops at Ascend," with two commercial parcels approximately two acres and six acres in Commercial (C-2) uses. The PAD (Planned Area Development) zoning is to allow for Commercial, Multi-Family and Single-Family residential uses in conformance with the Mixed Use designation in the General Plan. It will result in compatible land use relationships. The development will conform to the Planned Area Development (PAD) standards, the Multi-Family Design Manual and the Commercial Industrial Design Manual. It advances the goal of the General Plan. Adequate public infrastructure to support the development either presently exists or will be constructed by the developer. Conceptual designs and amenities were reviewed.

All required notifications were completed. A neighborhood meeting was held. Comments focused on the pedestrian gates allowing access. The original plans included multiple pedestrian gates with access to the Single-Family area to the south. Many of the adjoining residents expressed concerns. The developer ultimately removed the gates, but kept aspects that would allow for internal pedestrian movement

between parcels and out to Indian School and Dysart. One letter of support was received. Staff recommends approval of the application.

Chair Thompson invited the applicant to speak.

Carolyn Oberholtzer, Bergin, Frakes, Smalley & Oberholtzer, thanked staff for the presentation and looks forward to moving ahead with this project. The site plan was submitted today and work continues on the plats.

Chair Thompson invited comments from Commissioners.

Commissioner Osborne asked about adequacy of school capacity. Ms. Oberholtzer said they have the reports from the school district and are in the financial stage of the donation agreement. There is a combination agreement with the elementary school district and the high school district for a combined donation of \$650 per dwelling unit.

There being no further Commissioner questions, Chair Thompson opened the public hearing and welcomed questions from the public. There were no requests to speak from the public. Chair Thompson closed the public hearing and invited a motion.

Commissioner Meginnis moved to approve Application PL-21-00267 subject seven (7) conditions of approval; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

b. AVONDALE VILLAGES – MINOR GENERAL PLAN AMENDMENT – (APPLICATION PL-21-0248)

Mr. Fitzer noted that items 5b and 5c would be presented together. The purpose is to review a proposed Minor General Plan Amendment (GPA) and rezone for the proposed Avondale Villages development, conduct separate public hearings for each item, and forward recommendations to the City Council for each item. The site location and surrounding issues were reviewed. The site is under the General Plan designation of Local Commercial (LC) and is adjacent to Medium Density Residential (MDR). The zoning is Palm Valley Planned Area Development (PAD) and is surrounded by all of Palm Valley Planned Area Development (PAD). It is approximately 5.8 acres and vacant. Zoning is Palm Valley Planned Area Development (PAD) Neighborhood Commercial (NC). The General Plan (GP) land use designation is Local Commercial (LC) adjacent to Commercial use (QuikTrip).

The Minor General Plan Amendment request will amend the site from Local Commercial (LC) to High Density Residential (HDR), which allows for 12 to 30 dwelling units per acre. The project density is 12.1 dwelling units per acre.

The Minor General Plan Area (GPA) request analysis found that under two percent of land in Avondale is High Density Residential (HDR), and mostly developed. The development will not adversely affect existing land uses. Residents will have direct access to Thomas Road and Dysart Road. It is a quality infill housing project that will enhance the area and promote a pedestrian environment. It furthers several goals in the General Plan (GP), including championing development of housing types not currently available in the City to allow for a variety of socio-economic levels.

The rezone request is from Palm Valley Planned Area Development (PAD) Commercial to Avondale Villages Planned Area Development (PAD) Residential consisting of a townhome complex of individually platted lots. There will be a total of 70 two and three bedroom units, each with a private yard, garage and driveway parking. Amenities were reviewed. The Planned Area Development (PAD) zoning will be in conformance with the requested General Plan (GP) land use designation and will result in compatible land use relationship. Adequate public infrastructure to support the development either presently exists or will be constructed by the developer. The site plan, access points, elevations and amenities were reviewed. All required notifications were completed. The neighborhood meeting was held and no major concerns were expressed. There were general questions about buffering, design, access and setback distances. Staff recommends approval of both applications.

Chair Thompson invited the applicant to speak. Applicant Adam Baugh, Withey Morris, thanked the Commission for its attention on the requests.

Commissioner Osborne asked for clarification on entrance locations and whether there are plans to extend Thomas Road east. Mr. Fitzer stated that the access is provided via shared access drive with the QuikTrip. There is a secondary access into the assisted living center to be utilized as a shared access point between the two properties. He will have to consult with Engineering regarding the potential extension of Thomas Road. Mr. Baugh added that the development will not add any new curb-cuts along the two arterial streets.

Chair Thompson noted the absence of a traffic study. Mr. Fitzer stated that as the development only consists of 70 units, there was not a specific requirement for an analysis.

Commissioner Osborne asked about the parameters for requirement of a study. Mr. Fitzer stated that for formalized traffic impact analysis, there must be a generation of 100 trips during the a.m. or p.m. peak hour. In this case, the traffic review determined that this would not even get close to those volumes. City staff utilize traffic modeling software and Manual on Uniform Traffic Control Devices (MUTCD) requirements.

Commissioner White asked about the scenario where volumes might exceed limits. Mr. Fitzer stated that in that case, the applicant would prepare and submit a traffic impact analysis. Staff would then review the data as the process continued.

Chair Thompson opened the public hearing and welcomed questions from the public. There were no requests to speak from the public. Chair Thompson closed the public hearing and invited a motion.

Commissioner Osborne moved to approve Application PL-21-0248; Commissioner White seconded the motion.

Upon vote, the motion was carried 4 to 1.

Chair Thompson	Nay
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

c. AVONDALE VILLAGES – REZONE - (APPLICATION PL-21-0247)

Chair Thompson opened the public hearing and welcomed questions from the public. There were no requests to speak from the public. Chair Thompson closed the public hearing and invited a motion.

Commissioner White moved to approve Application PL-21-00247 subject to eight (8) recommended conditions; Commissioner Uvari seconded the motion.

Upon vote, the motion was carried 4 to 1.

Chair Thompson	Nay
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

6. ACTION ITEMS

a. ENCORE AVONDALE – DEVELOPMENT PLAN (SITE PLAN AND DESIGN REVIEW) – (APPLICATION PL-21-0331)

Mr. Fitzer stated that the purpose of the presentation is to review a proposed Development Plan (Site Plan and Design Review) for the proposed Encore Avondale multi-family development within The BLVDD and forward a recommendation to the City Council. The site location is at Roosevelt Street and Park Avenue. An adjacent parcel is owned by the City following abandonment of right-of-way. The City currently has a purchase and sale agreement for the property, Track 1 and the existing right-of-way. The property is approximately 9.52 acres and was annexed in 2009. It is undeveloped and a portion is being farmed. It is zoned the BLVDD Park Avenue and Residential Districts. The General Plan (GP) land use designation is The BLVDD and is located within The BLVDD District. Main access will be off Roosevelt with secondary egress onto Park Avenue. One of the goals is to open Park Avenue as a more pedestrian-type. The development will construct a multi-use path from Park Avenue to the edge of the development. There is adequate parking, including EV outlets and garages. There will be a total of 300 residential units on four stories. The site plan, landscape plan, parking plan, amenities and architecture were reviewed. Staff recommends approval of the application.

Chair Thompson invited the applicant to speak. Mr. Baugh commented on Avondale's unique vision for the area.

Commissioner Osborne complimented the proposed design.

Commissioner Osborne moved to approve Application PL-21-0331; subject to nine (9) recommended conditions of approval; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

b. ALTA AVONDALE – DEVELOPMENT PLAN (SITE PLAN AND DESIGN REVIEW) – (APPLICATION PL-21-0353)

Mr. Fitzer stated that the purpose of the presentation is to review a proposed Development Plan (Site Plan and Design Review) for the proposed Alta Avondale multi-family development within The BLVDD and forward a recommendation to the City Council. The City-owned site has a unique shape. There is currently a purchase and sale agreement with the developer. The site is adjacent to Medium Density Residential (MDR) to the east, BLVDD District to the west and north and county area to the south. The property is approximately 12.8 acres and was annexed in 2009. It is undeveloped and a portion is currently being farmed. Zoning is The BLVDD Park Avenue District. The General Plan Land Use Designation is The BLVD and it is located within the BLVDD District. The main access will be off Van Buren with secondary access to Park Avenue. There is secondary emergency egress for fire department purposes. The applicant was careful to maintain appropriate land use buffers adjacent to residential to the east. Parking meets or exceeds City standards, including providing EV outlets, parking and garages. There will be a total of 360 residential units in three and four-story buildings. Amenities, landscaping and design were discussed. Staff recommends approval of the application.

Chair Thompson invited the Applicant to speak. Brian Greathouse, applicant, thanked staff for their work and recommendation of approval.

Chair Thompson invited questions from Commissioners. There being no further comments or questions, Chair Thompson invited a motion.

Commissioner Osborn moved to approve Application PL-21-0353; subject to eleven (11) recommended conditions of approval; Commissioner White seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

c. AVID HOTEL AND SHOPS – DEVELOPMENT PLAN (SITE PLAN AND DESIGN REVIEW) – (APPLICATION PL-21-0062)

Mr. Fitzer stated that the purpose is to review a proposed Development Plan (Site Plan and Design Review) for the proposed Avid Hotel and Shops commercial development within The BLVD and forward a recommendation to the City Council. The site location is along Avondale Boulevard and The BLVDD. The property owner dedicated space on the property for the City to construct fountains. The fountains are on City-owned property and will be maintained by the City. The site is approximately four acres and undeveloped. The current proposal is for Avid Hotel, a 95-room four-story hotel, specialty store, restaurant and retail. There is ample parking throughout. There is access from Avondale Boulevard. The retail space will be presented under a separate site plan and design review. Design and landscaping details were reviewed. Staff recommends approval of the application.

Chair Thompson invited the Applicant to speak. Jere Plank, architect, stated that the applicant has worked very hard with staff during the difficult times of the pandemic. He noted that the owner has provided the land to the City for the fountains and is responsible for a number of improvements along 114th Avenue.

Commissioner Osborne asked for clarification on the entrance locations at 114th Avenue, Avondale Boulevard and the BLVDD. Mr. Fitzer confirmed all three access points. Commissioner Osborne asked about turning lanes. Mr. Fitzer stated that a deceleration lane is planned for Avondale Boulevard.

Commissioner White inquired as to the identity of the tenants of the restaurant and store. Mr. Plank stated that the specialty store is owned by the property owner and developer. Negotiations on occupancy of the restaurant are ongoing.

There being no further comments or questions, Chair Thompson invited a motion.

Commissioner White moved to approve Application PL-21-0062; subject to ten (10) recommended conditions of approval; Commissioner Meginnis seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

7. PLANNING DIVISION REPORT

Mr. Fitzer stated that there will likely be one more Zoom meeting with a goal to transition to in-person meetings in April.

8. CALENDAR

The next meeting is March 16, 2022.

9. ADJOURNMENT

There being no further business before the Commission, Commissioner White moved to adjourn the regular meeting; Commissioner Osborne seconded the motion.

Upon vote, the motion was carried 5 to 0.

Chair Thompson	Aye
Commissioner Osborne, Vice Chair	Aye
Commissioner Meginnis	Aye
Commissioner Stanfield	Aye
Commissioner White	Aye

Meeting adjourned at 6:59 p.m.



Chair, Christopher Thompson

23 March 2022
Date